

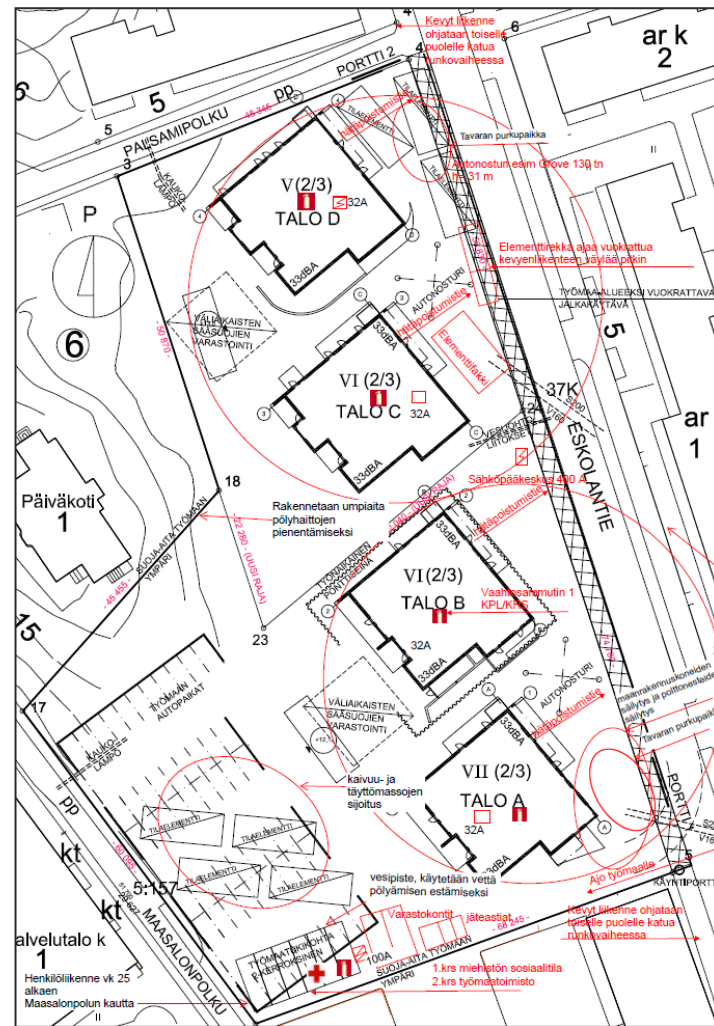


Eskolantie Wooden Quarter

Antti Aaltonen, Project Manager

Eskolantie Wooden Quarter

- Helsinki Housing Production Department (ATT) organized a Plan and Build competition in 2012
- The competition criteria were: architecture (30%), energy efficiency (30%) and price (40%)
- SRV won in cooperation with Stora Enso
- Location: Pukinmäki, Northern Helsinki
- Highest wooden houses in Helsinki
- Four 5-7 storey wooden buildings, totally 93 apartments (35 m²- 98m²), 100 m² retail space, two bicycle shelters and car shelters
- Construction time 5/2014-6/2015
- Architect: Mr. Matti Iiramo



Project in Brief

- Design and Build - contract
- Total area of 9 900 m², volume 32 000 m³, contract amount 20,5m € (VAT. 24%).
- Construction time 5/2014-6/2015 (total 13 months)
- SRV acts as Main Contractor (MC) and Stora Enso is responsible of (wooden) CLT-modulars (design, production and installation).
- First floor is typical site-made pre-cast concrete structure, upwards the storeys are made of prefabricated CLT-modulars.
- Due to high degree of prefabrication in CLT-modulars, the construction time is approximately 4-5 months shorter compared to “normal” construction time.
- All the site resources (workpower, energy, material, waste etc.) are lower than normal as well as logistically more easy to control compared to similar sized traditional apartment projects.



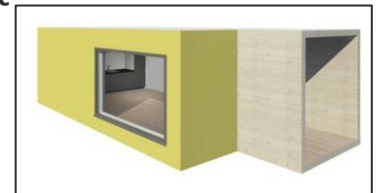
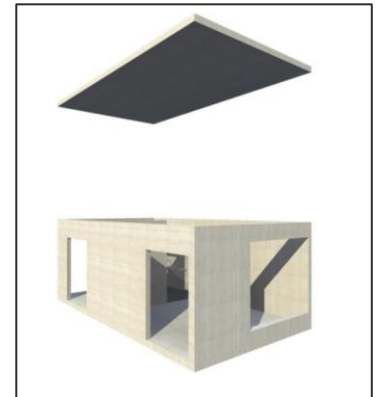
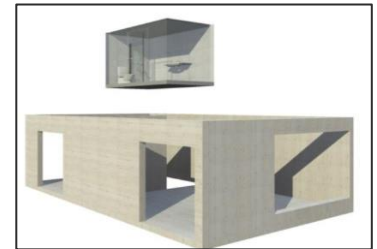
Project Schedule

- Earth Works 5/2014—12/2014
- In-Situ Concrete Works 6/2014—9/2014
- Pre-Cast Element installation 7/2014—8/2014
- CLT-modular installation 8/2014—2/2015
- Complementary works, incl. HVAC and Electricity works 9/2014—3/2015
- Yard works 4/2015—6/2015
- Finishing works 3/2015—5/2015
- Handing over 6/2015



CLT-modulars

- Modulars are prefabricated in Pälkäne, Finland
- Installation only in dry weather, max. 8 m/s wind
- Modulars are protected with temporary roofs
- Installation speed has been 2-4 modulars per day
→ floor will take a week
- One apartment is made of 2-4 modulars
- Biggest modular is the sauna-modular, sizing 12 x 4,5 m and weighing 28 tonnes
- All the surfaces are ready-made in the assembly line
- The connections between modulars are made at the site
- Building service connections and fittings of staircase are made at the site



Pictures: Arkkitehtuuri Oy Lehtinen Miettunen



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SRV 
Elämäsi rakentaja